

Message Text

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PAGE 01 KINGST 03874 201931Z
ACTION SCA-01

INFO OCT-01 ARA-14 ISO-00 SY-05 FBOE-00 A-01 SSO-00
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FM AMEMBASSY KINGSTON

TO SECSTATE WASHDC IMMEDIATE 6324

UNCLAS KINGSTON 3874

FOR ARA/MGT, SCA/VO/FOD, A/FBO

E.O. 11652: N/A

TAGS: CGEN, JM

SUBJECT: VISIT OF CONSULAR ASSISTANCE TEAM AND
ACQUISITION OF NEW CONSULAR ANNEX BUILDING

REF: (A) STATE 165673, (B) STATE 154539

1. REFTELS ADVISE FORTHCOMING VISIT TO KINGSTON OF
CONSULAR ASSISTANCE TEAM.

2. AS ADDRESSEES AWARE, WE HAVE GIVEN HIGH PRIORITY
IN RECENT MONTHS TO LOCATING NEW CONSULAR OFFICE
SPACE TO REPLACE EXISTING VISA ANNEX. LATTER NOT ONLY
TOTALLY INADEQUATE SPACEWISE, BUT ALSO IS IN A HIGH
CRIME AREA. MOST POSSIBILITIES HAVE BEEN REJECTED
EITHER BECAUSE OF LOCATION OR INADEQUATE OR OTHERWISE
UNSUITABLE SPACE. WE NOW HAVE TWO VIABLE OPTIONS
WHICH SHOULD BE LOOKED AT BY TEAM. BOTH ARE OFFICE
BUILDINGS CURRENTLY UNDER CONSTRUCTION WITHIN FIVE
MINUTES OF MAIN EMBASSY CHANCERY. BOTH OPTIONS OFFER
THE FIRST TWO FLOORS OF A MULTI-FLOOR BUILDING. THE
OWNERS OF BOTH BUILDINGS ARE PREPARED TO ASSURE
OCCUPANCY ABOUT FEBRUARY/MARCH 1978. (LEASE ON CURRENT
VISA ANNEX EXPIRES SEPTEMBER 1978.) ONE OPTION CAN
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PROVIDE 20,000, THE OTHER 19,000 NET SQUARE FEET.
BOTH OWNERS PREPARED TO LEASE FOR FIVE YEARS WITH
RENEWAL OPTIONS TO BE NEGOTIATED. BOTH ARE PREPARED
TO NEGOTIATE RENTAL. MONTHLY RENTAL FOR EITHER
BUILDING WOULD BE IN THE NEIGHBORHOOD OF 20,000
JAMAICAN DOLLARS (US\$16,000). THIS ESTIMATE INCLUDES
ALL SHARED SERVICES AND MAINTENANCE COSTS, I.E., POWER,

WATER, MAINTENANCE, ETC. LEASE TERMS INCLUDING COSTS PER SQUARE FOOT WOULD APPROXIMATE THOSE FOR THE MAIN CHANCERY IN THE MUTUAL LIFE CENTER, TAKING INTO ACCOUNT UTILITY COSTS AT LATTER.

3. BOTH OPTIONS WOULD REQUIRE SOME STRUCTURAL MODIFICATIONS WHICH COULD BE EASILY ARRANGED AT THIS STAGE OF CONSTRUCTION BUT WHICH WOULD BE DIFFICULT AND COSTLY AT A LATER DATE. STRUCTURAL MODIFICATIONS FOR ONE OPTION ARE PRESENTLY ESTIMATED AT US\$24,000 BY CONTRACTOR. WE DO NOT YET HAVE ESTIMATE FOR OTHER OPTION BUT IT PROBABLY WOULD BE AT LEAST THAT AMOUNT. ADDITIONAL COSTS WOULD BE INTERNAL PARTITIONING, CARPETING, ETC.

4. BOTH OPTIONS WOULD PERMIT US TO HOUSE THE ENTIRE CONSULAR SECTION IN ONE BUILDING, I.E., FOR THE FIRST TIME IN RECENT YEARS BRING TOGETHER THE PASSPORT/CONSULAR SERVICES UNIT WITH THE VISA UNIT TO PERMIT FLEXIBILITY IN DAY-TO-DAY UTILIZATION OF PERSONNEL, ACCORDING TO LOAD REQUIREMENTS

5. BOTH BUILDING OWNERS ARE PREPARED TO HOLD SPACE FOR US FOR ONLY THE NEXT MONTH OR SO, I.E., IT IS IMPORTANT TO OBTAIN DEPARTMENT'S APPROVAL OF ONE OF THESE OPTIONS AND TO NEGOTIATE LEASE AT AN EARLY DATE.
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6. TO FACILITATE TEAM'S EXAMINATION OF THESE OPTIONS, WE HAVE ALREADY OBTAINED DETAILED LEASING PROPOSALS, FLOOR PLANS, ENGINEERING PLANS, ETC.

7. ACTION REQUESTED: WE BELIEVE IT IMPORTANT THAT ARA/MGT, AND A/FBO CONSULT WITH CONSULAR ASSISTANCE TEAM PRIOR TO ITS ARRIVAL IN KINGSTON TO DISCUSS POSSIBLE FUNDING AND OTHER ARRANGEMENTS PERTAINING TO FOREGOING. WE NOTE THAT A/FBO ARCHITECT'S PARTICIPATION IN TEAM'S VISIT IS TENTATIVE. WE STRONGLY HOPE THAT HE WILL ACCOMPANY AS HIS ADVICE ON CHOICE BETWEEN TWO OPTIONS WILL BE CRITICAL.
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Decaption Note:
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Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
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Disposition Event:
Disposition History: n/a
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Enclosure: n/a
Executive Order: N/A
Errors: N/A
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